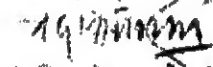


पिंपरी चिंचवड विकास नियंत्रण नियमावली  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम ३७ अन्वये फेरबदल करण्याबाबत...

महाराष्ट्र शासन  
नगर विकास विभाग,  
शासन निर्णय क्र. टिपीएस-१८०६/१८९८/६४४३/प्र.क्र.४४३/०६/नवि-१३  
मंत्रालय, मुंबई : ४०० ०३२  
दिनांक : ५/२/२०१८

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(नंदकिशोर पाटील)  
अवर सचिव

प्रति,  
विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.  
उपसंचालक, नगररचना, पुणे विभाग, पुणे.  
जिल्हाधिकारी, पुणे  
सहायक संचालक नगररचना, पुणे शाखा, पुणे.  
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

( त्यांना विनंती की, सोबतचे शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-२ पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्यांच्या प्रत्येकी ५ प्रती ह्या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, जिल्हाधिकारी, पुणे, सहायक संचालक नगर रचना, पुणे शाखा पुणे, यांना पाठवाव्यात.)

कक्षा अधिकारी (नवि-१९) नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती करण्यात येते की, सदरहू नोटीस शासनाच्या वेबसाईटवर प्रसिध्द करावी.  
निवडनसती (कार्यासन नवि-१३)

20080202160927001

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400-032**

**Dated**

4/2/2005 5/2/2005

**NOTIFICATION**

No. TPS - 1806/1898/CR-443/06/(6443)/UD-13

Whereas, the D.C.R. for the Pimpri chinchwad municipal Corporation has been sanctioned by the Government of Maharashtra in Urban Development Department vide notification no. TPS- 1890/619/CR- 89/UD-13 dt. 17th December 1990 and which was further amended by the Government vide Notification No. TPS- 1894/ 3327/UD-13 dt. 16th Dec. 1999 (hereinafter referred to as "the said D.C.R.");

And whereas, the Government of Maharashtra in Urban Development Department vide order No. TPS- 4302/1318/CR-23/03/UD-11 dt. 23rd May 2003 directed to effect modification to the said D.C.R. so as to incorporate the provision for insisting NOC from the Railway Authority before granting permission within a distance of 30 m. from the Railway boundary (hereinafter referred to as "the said modification");

And whereas the Government of Maharashtra in Urban Development Department vide order No. TPB - 4303/13/CR-249/03/UD-11 dt. 17th June 2004 has directed the Pimpri Chinchwad Municipal Corporation to effect modification to the said D.C.R. to incorporate the provisions for exclusion of area of Fitness centre in FSI computation, so as to promote development of fitness centre in the residential buildings (hereinafter referred to as the "said modification");

And whereas, the Pimpri Chinchwad municipal Corporation has decided to effect modification to the said Development control Regulations to incorporate new rule No. 19.6 for permitting the building height up to 36m (Hing Rise Building) u/s 37 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said modification");

And whereas, Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "the said corporation") being Planning Authority after completing the procedure as laid down under section 37 (1) of the said

Act, has initiated modification to the said Regulations, so as to incorporate new rules no. 9.3 for NOC from the Railway Authority, Rules M-1.1 (17) and rule No. 13.4.2 for Fitness ~~cease~~ ~~Rules~~ 19.6 for High Rise Building and has accordingly submitted modification proposal to Government for final sanction vide its Marathi letter No. नरवि/कवि/१ अ/३७८/०५/दि. १७.१०.०५;

And whereas, after making necessary inquiry and after consulting the Director Town Planning Maharashtra state, Pune, Government of Maharashtra finds it necessary to sanction the said modification with some changes;

Now therefore in exercise of the powers conferred under sub-section (2) of section 37 of the said Act Government of Maharashtra hereby sanction the said modification and for that purpose amends the aforesaid Notification dt. 17 Dec. 1990 as follows;

In the Schedule of modification appended to the said notification sanctioning the Development Control Regulations after the last entry following new entry shall be inserted viz.

#### ENTRY

New Regulations Given in Schedule - 'A' Attached herewith are inserted in the Development Control Regulations.

#### Note:-

A) The aforesaid modification to the D.C.R. of Pimpri Chinchwad municipal Corporation is kept open for inspection of the general public during office hours in the office of the Pimpri Chinchwad municipal Corporation for the period of one month on all working days.

B) This Notification is also published on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order are in the name of the Government of Maharashtra.



(Nandkishor Patil)

Under Secretary to Government

## **SCHEDULE "A"**

### **Rule No. 9.3**

N.O.C. of Railway Authority - No construction shall be allowed within a distance of 30 mt. from the railway boundary without obtaining written permission of Railway Authority concerned.

### **Rule No. 19.6**

Special requirements for buildings above 21 m. and high rise buildings, which will be permitted only in non-congested area irrespective of road widening FSI for all types of buildings except industrial buildings.

#### **Rule No. 19.6.1**

##### **High Rise Building**

High rise building means building of a height of 24 m. or more, above average surrounding ground level.

(Provided that the building, if it is more than 24 m. built for Slum redevelopment scheme for accommodation existing slum dwellers situated on a site occupied by the existing slum dwellers, shall not be treated as High Rise Building)

#### **Rule No. 19.6.2**

##### **Buildings of height above 21 m. & below 24 m.**

- a) Minimum area of the plot shall be 1000.00 sq.m.
- b) Front set back (minimum) shall be 6.00 m.
- c) Side or rear margin (minimum) shall be 7.50 m.
- d) Ground coverage (maximum) shall be 1/4 of the plot, which shall be measured above the silt.
- e) Minimum width of access road shall be 9.00 m. which shall join another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted)

- g) Fire protection measures shall be as per Appendix P, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.

**Rule No. 19.6.3**

**High Rise Building**

**Building of height above 24 m. & upto 30.60 m.**

- a) Minimum area of the plot shall be 1000.00 sq.m.
- b) Front set back (minimum) shall 7.50 m.
- c) Side or rear margin (minimum) shall be 7.50 m.
- d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the stilt.
- e) Minimum width of access road shall be 12 m. which shall join another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted).
- g) Additional Fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part or full occupancy certificate, or whenever directed by the Municipal Commissioner.

**Rule No. 19.6.4**

**High Rise Building**

**Building of height above 30.60 m. & upto 36.00 m.**

- a) Minimum area of the plot shall be 2000.00 sq.m.
- b) Front set back (minimum) shall 7.50 m.
- c) Side or rear margin (minimum) shall be 7.50 m.

- d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the still.
- e) Minimum width of access road shall be 12 m. which shall join another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot. (Basement shall be permitted).
- g) Additional Fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part or full occupancy certificate, or whenever directed by the Municipal Commissioner.
- i) High rise building above 30.60 m. and upto 36.00 m. shall be permitted, only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped and strengthened to meet the requirements.

**NOTE :-**

- 1) No fire brigade premium will be charged for Slum Redevelopment Schemes approved as per "Appendix - T"
- 2) Two tier stilt may be permitted with ramps clear of marginal open spaces.
- 3) Notwithstanding anything contained in these rules, the Municipal Commissioner may grant or reject the permission of High Rise Buildings in cases where the site situation so demands.

**Rule No. 2.35 A**

Following new definition shall be added after Regulation no 2.35 A

**Rule No. 2.35 B. Fitness Centre**

Fitness centre in a building means and includes the built up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical

exercises, yoga and such other activities as may be permitted by the Corporation from time to time.

**Rule No. 13.4.2**

(II) Following new sub-clause (s) shall be added after sub-clause (q) of Regulation 13.4.2 pertaining to exclusion from FSI computation.

(s) Area of one fitness centre for a Co-op. Housing Society or Apartment Owners Association as provided in regulation No. M.1.1 (17)

**Appendix M - Rule No. 17**

(III) Following new Rule No.17 shall be added in Appendix M after Rule No. 16 of regulation No. M.1.1

(17) In every residential building, either existing or constructed or proposed to be constructed for the use of a existing or proposed Co-operative Housing Society or an Apartment Owners Association, a fitness centre including toilet facilities will be permitted subject to following conditions:

(a) The application for the proposed fitness centre shall be made by the Registered Cooperative Housing Society/Apartment Owners Association of the building which are given occupation certificate/Building Completion Certificate.

(b) The area of such centre shall be allowed Free of FSI equivalent to 2(Two) percent of the total built up area for every buildingt subject to the condition that, it shall not be less than 20 sq.mt. and more than 200 sq.mt. per building Any additional built up area in excess of this limit shall be considered for counting in FSI.

(c) The Fitness centre shall not be used for any purpose other than for the fitness centre activities.

(d) The fitness centre activities shall be confined for to the members of the concerned housing society or an Apartment Owners Association only.

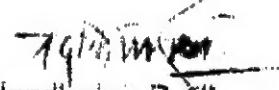


(e) The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularisation of already built up structures constructed without permission.

(f) The ownership of the premises of the Fitness Centre shall vest only with the concerned society or the apartment owners association as the case may be.

(g) In the case of larger layout where there is existing/proposed Gymnasium in layout open space or Recreation Ground then the fitness centre in the individual building shall not be permissible.

(h) The location of proposed fitness centre shall be necessarily within the building line and preferably same shall not be on the ground floor.

  
(Nandkishor Patel)  
Under Secretary to Government.